

Town of Winchester
Planning Board
Notice of Subdivision & Boundary line Adjustment Application
Acceptance and Public Hearing
7-18-22

Notice is hereby given in accordance with RSA 676:4 and RSA 675:7 that the Winchester Planning Board will be meeting on 7-18-22 at 7pm at the Town Hall, 1 Richmond Road for the following:

The board will review an application for a two lot subdivision and Boundary line Adjustment submitted by Richard Drew for Larry & Deborah Hill. The property is located on Mine Road, map 1 lot 17 & 17-1. The proposed new lots will be 8.16 and 7.51 acre in size. If the application is accepted as complete, the board will move into a hearing on the matter. Should a decision not be reached at the hearing, this application will stay on the agenda until it is either approved or disapproved without further notice. This application is on file in the Land Use Office for review during regular business hours and on the town website winchester-nh.gov.

Sincerely,
Margaret Sharra
Land Use Administrator

**Town of Winchester
Major/Minor
Subdivision Application**

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DATE: 6/23/2022 Map# 1 Lot# 17 & 17-1

NAME & ADDRESS OF APPLICANT: RICHARD P. DEKOR, LLC
266 TULLY BROOK ROAD RICHMOND, NH 03470 PHONE# 603-239-4147

NAME & ADDRESS OF OWNER: LARRY AND DEBORAH HILL
107 SOUTH PARISH ROAD WINCHESTER, NH 03470 PHONE# 603-239-6896

NAME & ADDRESS OF SURVEYOR: RICHARD P. DEKOR, LLC
266 TULLY BROOK ROAD RICHMOND, NH 03470 PHONE# 603-239-4147

NAME & ADDRESS OF ENGINEER: N/A PHONE# _____

PROPERTY LOCATION: MINE ROAD ZONING DIST: AGRICULTURAL
17 2.01 AC. Lot 17 2.43 AC

SIZE OF EXISTING LOT: 17-1 16.09 AC. SIZE OF PROPOSED LOT(S): Lot 17-1 8.16 AC
Lot 17-1a 7.51 AC

WHAT IS THE INTENDED USE OF THE LOTS? RESIDENTIAL

WHAT STRUCTURES ARE ON THE PROPERTY AND THEIR USE? SINGLE FAMILY DWELLING
GARAGE/BARN

WHAT IF ANY, WAS THE PREVIOUS USE OF THE PROPERTY? VACANT LOT

PUBLIC WATER /SEWER APPROVALS? _____ NHDES APPROVALS? _____

DRIVEWAY PERMIT? _____ ALTERATION OF TERRAIN PERMIT? N/A

IF THE OWNER OR APPLICANT HAS ANY INTEREST IN A PARTNERSHIP OR IN A CORPORATION OF AN ABUTTING PROPERTY, PLEASE EXPLAIN _____

IS A MODIFICATION OF THE SUBDIVISION REGULATIONS REQUESTED FOR THIS PROJECT? _____ IF YES, ARE ALL REQUESTS SUBMITTED IN WRITING? _____

IS THE ATTACHED ABUTTERS LIST COMPLETED? YES

APPLICANT'S SIGNATURE: Jerry Hill DATE: 6-9-2022

OWNERS SIGNATURE: Jerry Hill DATE: 6-9-2022

Application Checklist

The items listed below are minimum standards for subdivisions. The Planning Board may, in certain cases, need to request additional information and the applicant has the responsibility to furnish any reasonable request.

- | Y | N | N/A | |
|----------|---|----------|---|
| <u>X</u> | — | — | 1.) Name of subdivision; name & address of owner. If the owner is not the applicant, a letter of representation will be required. |
| <u>X</u> | — | — | 2.) Name, license number and seal of surveyor; north arrow, scale, date of plan & P.O.B. |
| <u>X</u> | — | — | 3.) Locus plan showing zoning designations. |
| <u>X</u> | — | — | 4.) Boundary survey and location of permanent markers. |
| <u>X</u> | — | — | 5.) Location of property lines, lot areas in square feet and acres, setback lines and lots numbered according to the Winchester tax map system. |
| <u>X</u> | — | — | 6.) Names of abutting properties, streets, easements, building lines and any other facts regarding abutting properties. |
| <u>X</u> | — | — | 7.) Existing and proposed easements, rights-of way, driveways, buildings and other structures. |
| <u>X</u> | — | — | 8.) Water courses, ponds, standing water, rock ledges, stone walls, other natural features, existing and proposed foliage lines and open space to be preserved. |
| — | — | <u>X</u> | 9.) Location of perc tests and test results. Location of septic area and location of well area with 75' radius. |
| — | — | <u>X</u> | 10.) Plan for sedimentation and erosion control. |
| — | — | <u>X</u> | 11.) Copy of state septic approval or certification from septic designer. |
| <u>X</u> | — | — | 12.) Copy of driveway permit. |
| — | — | <u>X</u> | 13.) Copy of any other state or federal permits.(ie. NPDES, SS) |
| — | — | <u>X</u> | 14.) Copy of any deed restrictions. |
| — | — | <u>X</u> | 15.) Copy of deed covering land to be used for public easements or rights-of way. |
| — | — | <u>X</u> | 16.) Copy of municipal water & sewer approvals. |

Additional requirements for Major subdivisions:

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|---|---|---|--|
| — | — | — | 17.) Planning board will ascertain whether this development will create a regional impact. Impact fees may also be assessed. |
| — | — | — | 18.) Existing and proposed street names, classifications, widths of travel surface and right-of-way. |
| — | — | — | 19.) Final road profiles, centerline stationing and cross sections. |
| — | — | — | 20.) USGS contour lines at two foot intervals. |
| — | — | — | 21.) Soil data and designating of wetlands. |
| — | — | — | 22.) Location and profiles of existing and proposed water lines, sewer lines, culverts, drains and connections. |
| — | — | — | 23.) Any additional reports or studies. |

**Town of Winchester
Driveway Permit Application**

Name of Owner: LARRY & DEBORAH HILL Date: 10-31-2019
Address of Owner: 107 SOUTH PARRISH RD WINCHESTER, N.H. ⁰³⁴⁴⁰ Phone: 603-321-5491
Address of proposed driveway: 55 MINE RD WINCHESTER, N.H. ⁰³⁴⁴⁰ Map# / Lot# 17-1
Contractor: R.C. PRATT Phone: 603-209-5334

Estimated length of driveway 1.000 LF slope of land --- % slope of drive 0- %

1. Attach a sketch showing: Location of existing or proposed driveway on the lot frontage, width of driveway, indication of sight distances in each direction, planned bridges, culverts and ditches.
2. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle any increased runoff resulting from the development. Property owner is responsible for maintenance of any and all drainage structures installed.
3. Driveway setbacks will be a minimum of 20 ft. from property lines or wetlands.
4. Permits on private roads are issued only to assure proper construction and to safely access the property. The permit will not be construed in any form to acknowledge the road now or in the future as Town maintained.
5. To hold harmless the Town of Winchester and its duly appointed agents and employees against any action for personal injuries and / or property damage sustained by reason of the exercise of this permit.

"As the applicant owner of said property, I hereby agree to the above."

Signature: [Signature] Date: 10-31-2019

Permission for the above work is approved / denied subject to the following conditions and agreements submitted.

Reason for denial: _____

Highway Superintendent: [Signature] Date: 10/31/2019

Fire Chief: [Signature] Date: 11/1/2019

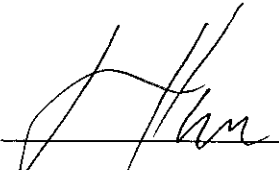
Completed job inspected and accepted / denied by: _____ Date: _____

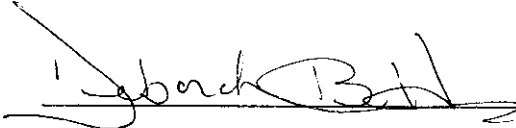
Fee amount: \$20.00 Fee paid: \$20.00 CX# 8916

Richard P. Drew LLC
Licensed Land Surveyor

To Whom It May Concern,

We, Larry R. and Deborah B. Hill, owners of Winchester Tax Map 1 Lots 17 and 17-1, do hereby grant to Richard P. Drew of 266 Tully Brook Road, Richmond, NH the authorization to represent the subdivision and boundary line adjustment plat of Map 1 Lots 17 and 17-1 as prepared by him and signed by us.

 6-15-2022
Larry R. Hill Date

 6/15/2022
Deborah B. Hill Date